

**WHISPERING RIDGE HOMEOWNERS' ASSOCIATION
MINUTES OF THE ARCHITECTURAL COMMITTEE MEETING
Thursday, December 1, 2022**

CALL TO ORDER: The Whispering Ridge Architectural Committee was called to order at 6:32 PM

MEMBERS PRESENT Bruce Burr
Mike Maguire
Darrell Wenhardt

OTHERS PRESENT: Valerie Romero from Walters Management was present.

HOMEOWNER'S FORUM: Tracey Scott resubmitted an application for exterior painting for 10607 Birch Bluff Ave and Jim O'Grady presented an application for a tree replacement for 12454 Grainwood Way and expressed concerns regarding website maintenance, Board meetings via zoom and the apparent absence of email notifications to homeowners such as, newsletters and other information previously shared with the community on a regular basis.

The Committee made sure he had an invitation to the next Board meeting, suggested that his SPAM filter may be blocking existing HOA communications, and offered to follow-up on his other issues

APPROVAL OF MINUTES Meeting Minutes from Thursday November 3, 2022; were approved.

REVIEW APPLICATIONS FOR IMPROVEMENT:

10607 Birch Bluff Ave

Homeowner resubmitted an exterior paint application with a different color scheme.

The committee approved the project as submitted contingent to the homeowner requesting signatures from adjacent neighbors.

12454 Grainwood Way

Homeowner wishes to replace a Ficus tree with a New Zealand Christmas tree.

The committee approved the project as submitted.

12515 Kingspine Ave

Homeowner submitted additional information requested during the November meeting (e.g., specific website reference, photo, or physical sample for the proposed rock).

The committee approved the proposed rock.

PROPERTY OWNERSHIP AND TRANSFER

The committee reviewed the new owner welcome packet prepared by Michelle Monahan and correspondence from the Walters Management Escrow Department to review how new homeowners receive Rules and Regulations, CC&R's and other documents that pertain to the Association.

The committee was impressed with the completeness of the current welcome packet, but requested management send a follow-up letter to new homeowners after a month or so, reminding them of the need to submit all proposed exterior changes to the Architectural Committee. The letter could also remind them that they already received the Architectural Rules & Regulations in a previous mailing and offer ARC Committee assistance with the application process and other questions.

NEXT INSPECTION TOUR

The next inspection tour is scheduled for Friday, January 20, 2023, at 1:30 PM.

NEXT MEETING

The next meeting will be held on the first Thursday of January in keeping with standard HOA published schedules: Thursday, January 5, 2023, at 6:30 PM.

ADJOURNEMENT

There being no further business, the meeting was adjourned at 7:30 PM.

Committee Member Bruce S Burr Date 01/05/2023